



City of Santa Barbara
Airport Department

DATE: March 18, 2009
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – NOZA, Inc.

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with NOZA, Inc., a Delaware Corporation, for 1,172 square feet of Building 351, at 1409 Norman Firestone Road, at the Santa Barbara Airport, effective April 1, 2009, for a monthly rental of \$1,723, exclusive of utilities.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

NOZA, Inc. is a software development company specializing in the creation of online research tools for universities and large non-profit corporations. NOZA has been an Airport tenant in good standing since 2005, starting with Premises in Suite A of Building 351. The company grew until NOZA occupied all or part of three separate buildings adjacent to each other on Firestone Road. Due to the prevailing economic climate, NOZA proposes to consolidate its operation and relinquish Suite A of Building 311 at 1407 Norman Firestone Road. NOZA will retain its premises in Building 304 and Building 351. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$1.47 per square foot for office/R&D space and is comparable to other buildings on the Airport for similar use and in similar condition. NOZA will also pay monthly utilities charges of \$63.52 or metered amount, whichever is greater, for water, and \$32.59 for sewer service. Gas and electricity are billed directly to NOZA.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map